

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARINGS - March 17 and
April 14, 1971

Appeal No. 10706 Edward Mernone, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with William S. Harps dissenting, the following Order of the Board was entered at the meetings of March 23 and April 20, 1971.

EFFECTIVE DATE OF ORDER - May 26, 1971

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 and for reduction of parking by 25% at southside of V Street between First and Second Streets, SW., lots 818-820, 822, 830, Square 613, be granted.

FINDINGS OF FACT:

1. The subject property is located in an M District.
 2. The property is currently a group of unimproved lots.
 3. The appellant proposes to erect an eight (8) story office building with a 25% reduction in parking or in the alternative attendant parking.
 4. The area of the lots is 115,478.82 square feet and the area of the proposed building will be 92,752 square feet. The total area of the roof structure is 42,727 square feet the FAR of the building without roof structure is 6.0 and the FAR of the roof structure is 0.37.
 5. The penthouse will house mechanical equipment, stairs and elevator machines.
 6. The material and color of the street facade of the building will be porcelain enamel insulated panel in bronze. The material and color of the roof structure will be the same as the street facade. (See Exhibit No. 4).
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7. This appeal was filed and heard under plan by John A. d'Epagnier, Architect, drawings 1,7, and 8, dated February 2, 1971, approved as noted by Howard H. Mackey, member of the Board dated April 1, 1971.

8. The Board in executive session March 23, 1971, denied the appellant's request for a 25% reduction in parking. The appellant appeared at the public hearing on April 14, 1971 and requested that the Board grant them attendant parking.

9. The appellant appeared at the May 12, 1971 public hearing and submitted revised plans showing attendant parking for 1,028 spaces in lieu of 1,294 spaces.

10. No opposition to the granting of this appeal was registered at the publ hearing.

OPINION:

We deny the request for a reduction in off-street parking spaces. The request for attendant parking is granted. We are of the opinion that the provisions of the parking required by the regulations will be necessary to serve the uses to be made of the proposed office building and that the requested relief can be granted without detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan. The proposed attendant parking will in fact promote the public interest in providing on-site parking and relieve congestion caused by the influx of large numbers of automobiles.

The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY, Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS.